

In pursuance of its powers under the Acts and Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application



Applicant MR GEOFF MASON

Reference P/2022/0289

Agent KEITH MILLER
22 HIGH STREET,
OVERTON,
WREXHAM, LL13 0DT

Date Received 23/03/2022

Decision Date 13/05/2026

Town and Country Planning Act, 1990

Location of Application

FIR TREE HOUSE CLOY LANE OVERTON WREXHAM LL13 0HR

Description of Application

TRAWSNEWID AC ESTNIAD I YSGUBOR I FFURFIO ANNEDD

CONVERSION AND EXTENSION TO BARN TO FORM DWELLING

In reaching this decision the Council has had regard to the following relevant policies: -

Development Plan Policies:

Policy PS1 – Broad Location of Development

Policy PS5 – Broad Location of Development (Housing)

Policy GPD1 – General Development Objectives

Policy EC6 – Biodiversity Conservation

Policy EC14 – Protection of controlled waters

Policy H3 - Conversion of Buildings outside any settlement limits.

Policy H5 - Housing in the countryside.

Policy T8 – Parking

Local Planning Guidance notes

LPGN 07 – Landscape and Development

LPGN 16 – Parking Standards

LPGN 13 - Housing in the countryside

LPGN 30 – Design

LPGN 32 – Development and Biodiversity

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Particulars of decision : REFUSED

Reason(s)

1. The site lies outside of a settlement limit and in open countryside, the development is considered to be tantamount to the construction of a new dwelling in an inappropriate location for new build residential development. Furthermore, due to the scale and design of the development and elements of new build with consideration to the existing structure on site, it is not considered to positively contribute to the appearance of the existing structure on site or its rural locality. As such the proposals do not accord with policies PS1, PS2, GDP1, H3 and H5 of the Wrexham Unitary Development Plan, as well as paragraphs 3.39 and 3.60 of Planning Policy Wales 12.
2. Insufficient information has been submitted to demonstrate that the proposed development would not result in an increase in phosphate levels to the River Dee and Bala Lake Special Area of Conservation. The proposal is contrary to paragraph 6.4.18 of Planning Policy Wales and EC6 of the Wrexham Unitary Development Plan.

Ian Jones

Prif Swyddog Dros Dro Yr Economi a Chynllunio
Interim Chief Officer Economy and Planning

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

[Planning and building control | Wrexham County Borough Council](#)